



GARDEN STIRLING BURNET

**24 WOODBUSH PLACE, DUNBAR**  
EAST LOTHIAN, EH42 1JF



2



1

EPC  
RATING

C

COUNCIL  
TAX BAND

C



Offering a quiet central address in Dunbar, desirably close to the beachfront and train station, this two-bedroom mid-terraced house is a bright, well-proportioned home presented with tasteful contemporary styling. It is complemented by residents' parking and an enclosed southwest-facing garden, accessible from the dining kitchen, which enjoys a sociable connection to the living room. Additionally, a floored, skylit attic (hatch/loft ladder access) provides valuable storage or potential for further accommodation, subject to planning permissions.

An entrance vestibule and hall flow into a spacious living room, illuminated by twin windows, comfortably carpeted, and finished in crisp neutral décor – a look continued throughout. Ideal for everyday living and easy entertaining, the living room connects to the kitchen, which is bathed in afternoon sun and offers space for dining, along with direct garden access. The kitchen is attractively styled with softly toned shaker-style cabinetry and wood worktops, complemented by oak-inspired flooring and a bold teal accent wall. All appliances are integrated for a streamlined finish and include a wall oven, ceramic hob, fridge freezer, and washing machine, whilst a pantry cupboard provides additional storage.

## FEATURES

- Peaceful central setting in Dunbar, close to the seafront and train station
- Mid-terraced house with bright contemporary interiors
- Entrance vestibule and hall
- Spacious living room with twin windows and kitchen access
- Sunny integrated kitchen with dining area and garden access
- One double bedroom with excellent storage
- One large single bedroom/ideal study
- Bathroom with shower-over-bath
- Floored, skylit attic with development potential (STPP)
- Enclosed southwest-facing garden with a shed
- Convenient residents' parking
- Gas central heating and double glazing





Upstairs, a landing (with attic access via loft ladder) leads to two bedrooms and a bathroom. The principal double bedroom benefits from excellent built-in storage, whilst the large single bedroom is quietly positioned to the rear with twin south-facing windows, making it ideal for children, guests, or home working. Carpeting continues from the stairs into both bedrooms. Finally, the bathroom is fitted with a bath and overhead shower, finished with sage-green accents and oak-inspired flooring. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the rear garden is enclosed by picket fencing with gated access and offers a delightful, low-maintenance space for enjoying the afternoon and early evening sun, complete with a shed. Residents' parking is conveniently located directly to the front.

Extras: All fitted flooring, window coverings, light fittings, and appliances are included in the sale.







## Dunbar

Welcome to Dunbar, a vibrant town on the breath-taking East Lothian coast, boasting white sandy beaches, John Muir Country Park, protected woodland areas, a train station and an old working harbour. The town boasts a lively High Street with award-winning shops including fresh produce and grocers, bakers, butchers, banks, fine art galleries, coffee houses, restaurants, hardware shops, a florist, chemists and a garden centre. On the outskirts of the town is a large supermarket, garden centre and fast-food outlet. Its state-of-the-art Leisure Pool also provides a gym and other fitness classes. The town benefits from tennis courts, large sports grounds, two golf courses and an extreme water sport centre. Dunbar is known for its outstanding schools, both at primary and secondary level. Prestigious independent education is also on offer, with Belhaven Hill School recently named (by Spear's Magazine) as one of the top 100 private schools in the world. A 20-minute train journey will take you to Edinburgh or Berwick. For commuters, the A1 offers convenient access to Edinburgh, Berwick and beyond.





**OFFERS TO:  
22 Hardgate  
Haddington  
EH41 3JS**

**Tel: 01620 825 368  
Fax: 01620 824 671**

**DX540733 Haddington**

**espc**

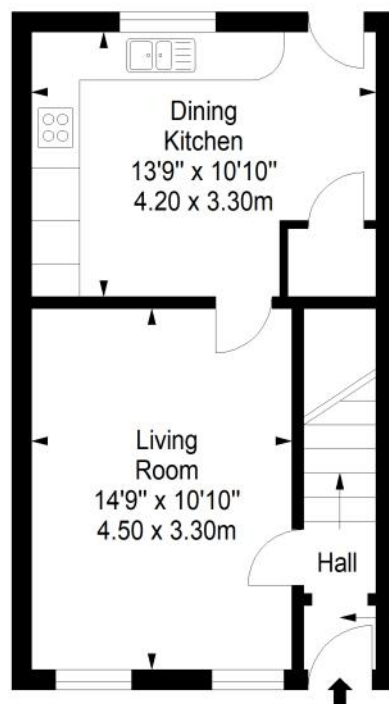
HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

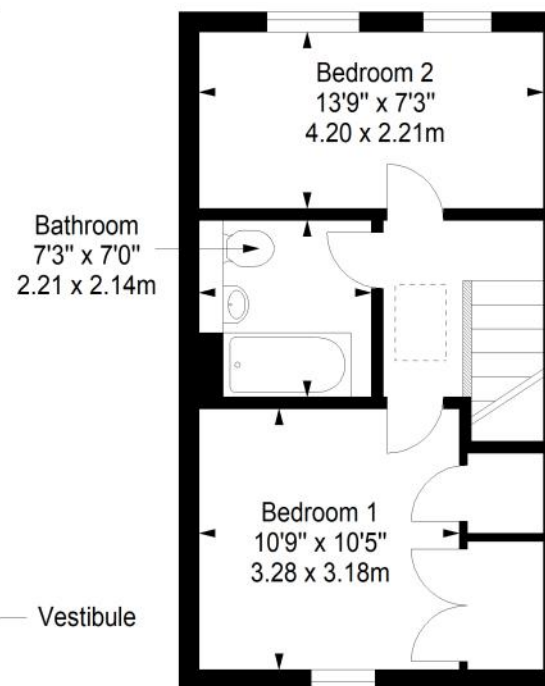
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.  
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN

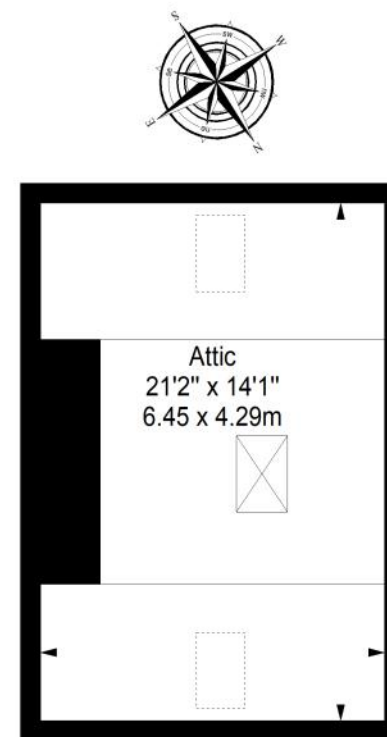
**Ground Floor**  
Approx. 34.2 sq. metres (368.1 sq. feet)



**First Floor**  
Approx. 34.2 sq. metres (368.1 sq. feet)



**Attic**  
Approx. 27.7 sq. metres (298.2 sq. feet)



Total area: approx. 96.1 sq. metres (1034.4 sq. feet)